

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS**

**1300 COURTHOUSE ROAD
AUGUST 19, 2009**

5:30 P.M. WORK SESSION

CALL TO ORDER

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

REVIEW OF PROPOSED ORDINANCES

1. [Elimination of the Preliminary Subdivision Plan Process](#) (Deferred to August 19, 2009 Work Session)
2. Rappahannock River Overlay District (Deferred to subcommittee - Peter Fields, Ruth Carlone, Friends of the Rappahannock and Rappahannock River Basin Commission) (Request sent to Board of Supervisors for indefinite postponement)
3. [Clustering in Agricultural Zoning Districts](#) (Referred to Planning Commission by Board of Supervisors) (**Time Limit: August 4, 2009**) (Deferred to August 19, 2009 Work Session)
4. [Traffic Impact Analysis Requirements](#)

REVIEW OF PENDING REZONING/CONDITIONAL USE PERMITS

5. [RC2900102; Reclassification - Telecom Tower, Leeland Road VRE Station](#) - A proposed reclassification of Assessor's Parcel 46-93G consisting of 2.04 acres, located on the west side of Leeland Road and the south side of the RF&P Railway at the Leeland Road VRE Commuter Station within the Falmouth Election District, from PD-1, Planned Development-1 Zoning District to M-1, Light Industrial Zoning District. The applicant proffered to limit the use of the property to a 150 foot tall monopole telecommunication facility, and ancillary uses and commuter parking lot. The Comprehensive Plan recommends the property for Suburban Residential land use. The Suburban Residential land use would permit single family residential development at a density of three (3) dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the M-1 Zoning District. (**Time Limit: September 29, 2009**) (**History - Deferred at July 1, 2009 Regular Meeting to August 19, 2009 Work Session**)
6. [COM2900103; Comprehensive Plan Compliance Review - Telecom Tower, Leeland Road VRE Station](#) - A request for review to determine compliance with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (1950) as amended, for a 150 foot tall monopole telecommunication facility, located on the west side of Leeland Road and the south side of the RF & P Railway at the Leeland Road VRE Commuter Station on Assessor's Parcel 46-93G within the Falmouth Election District. (**Time Limit: August 30, 2009**) (**History - Deferred at July 1, 2009 Regular Meeting to August 19, 2009 Work Session**)

7. [CUP2900104; Conditional Use Permit - Telecom Tower, Leeland Road VRE Station](#) - A request for a Conditional Use Permit to allow a 150 foot tall monopole telecommunication facility in an M-1, Light Industrial Zoning District on Assessor's Parcel 46-93G consisting of 2.04 acres, located on the west side of Leeland Road and the south side of the RF & P Railway at the Leeland Road VRE Commuter Station within the Falmouth Election District. **(Time Limit: September 29, 2009) (History - Deferred at July 1, 2009 Regular Meeting to August 19, 2009 Work Session)**

REVIEW OF PENDING SUBDIVISION PLANS

None

REVIEW OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS

None

OTHER UNFINISHED BUSINESS

None

APPROVAL OF MINUTES

May 20, 2009 Work Session

ADJOURNMENT

End of Work Session Agenda

7:30 P.M. REGULAR MEETING

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

ROLL CALL TO DETERMINE THE PRESENCE OF A QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS:

8. [RC2900128; Reclassification - North Stafford Center for Business and Technology, The Shoppes of North Stafford](#) - A proposed reclassification from B-3, Office Zoning District to the B-2, Urban Commercial Zoning District, to allow a shopping center at 25 Tech Parkway on Assessor's Parcel 19U-1 consisting of 3.88 acres, located on the northwest corner of the intersection of Garrisonville Road and Tech Parkway within the Rock Hill Election District. The Comprehensive Plan recommends the property for Suburban Commercial and Office uses and Resource Protection.

The Suburban Commercial designation would allow the development of commercial retail and office uses. The Office designation would allow development of professional offices and office parks. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: November 17, 2009)**

9. [RC2900044; Reclassification - Taylor Industrial Parcel 45-51A and 45-51B, RV Parkway](#) - A proposed amendment to proffered conditions to provide more flexibility in the permitted uses on the property, zoned M-2, Heavy Industrial Zoning District, on Assessor's Parcels 45-51A and 51B consisting of 1.99 acres, located on the west side of RV Parkway approximately 1,500 feet north of Warrenton Road within the Falmouth Election District. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the M-2 Zoning District. **(Time Limit: November 17, 2009)**
10. [RC2900101; Reclassification - Wyche Road Properties](#) - A proposed reclassification from the A-1, Agricultural Zoning District, and B-3, Office Zoning District, to the B-2, Urban Commercial Zoning District, to allow development of flex office uses on Assessor's Parcels 38-76A, 38-76B (portion), 38-76C, 38-76E, 38-76F, 38-76G, 38-77 (portion) and 38-80 consisting of 90.31 acres, located on the west side of Wyche Road approximately 2,500 feet south of Courthouse Road within the Aquia Election District. The applicant is proposing a maximum of 1,200,000 square feet of B-2 use gross floor area for construction on the property. The applicant has submitted proffers concerning the use of the property, the exterior building materials, architectural details, cultural resources and transportation. The Comprehensive Plan recommends the property for Urban Commercial, Light Industrial, and Resource Protection Area land uses. The Urban Commercial land use designation would allow the development of commercial retail and office uses. The Light Industrial land use designation would allow light industrial, light manufacturing and office uses. See Section 28-35 of the Zoning Ordinance for a full listing of permitted used in the B-2 Zoning District. **(Time Limit: September 29, 2009)**
11. [Amendment to Subdivision Ordinance](#) - Amendments to Section 22-5, Family and Minor Subdivisions, of the Subdivision Ordinance, pursuant to O09-38. The amendment limits a minor subdivision to no more than one (1) Private Access Easement per parent parcel.
12. [Amendment to Zoning Ordinance](#) - Amendments to Section 28-25, Definitions of Specific Terms and Section 28-39(a) Fences, walls and hedges, of the Stafford County Zoning Ordinance, pursuant to Ordinance O09-32. The amendment defines a street facing side yard and specifically states the maximum height of a fence, wall or hedge to be four (4) feet for such yard in Residential Districts and five (5) feet in the Agricultural District.

UNFINISHED BUSINESS:

13. [RC2900102; Reclassification - Telecom Tower, Leeland Road VRE Station](#) - A proposed reclassification of Assessor's Parcel 46-93G consisting of 2.04 acres, located on the west side of Leeland Road and the south side of the RF&P Railway at the Leeland Road VRE Commuter Station within the Falmouth Election District, from PD-1, Planned Development-1 Zoning District to M-1, Light Industrial Zoning District. The applicant proffered to limit the use of the property to a 150 foot tall monopole telecommunication facility, and ancillary uses and commuter parking lot. The Comprehensive Plan recommends the property for Suburban Residential land use. The Suburban Residential land use would permit single family residential development at a density of three (3) dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the M-1 Zoning District. **(Time Limit: September 29, 2009)**

14. COM2900103; Comprehensive Plan Compliance Review - Telecom Tower, Leeland Road VRE Station - A request for review to determine compliance with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (1950) as amended, for a 150 foot tall monopole telecommunication facility, located on the west side of Leeland Road and the south side of the RF & P Railway at the Leeland Road VRE Commuter Station on Assessor's Parcel 46-93G within the Falmouth Election District. **(Time Limit: August 30, 2009)**
15. CUP2900104; Conditional Use Permit - Telecom Tower, Leeland Road VRE Station - A request for a Conditional Use Permit to allow a 150 foot tall monopole telecommunication facility in an M-1, Light Industrial Zoning District on Assessor's Parcel 46-93G consisting of 2.04 acres, located on the west side of Leeland Road and the south side of the RF & P Railway at the Leeland Road VRE Commuter Station within the Falmouth Election District. **(Time Limit: September 29, 2009)**

NEW BUSINESS

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

May 20, 2009 Regular Meeting

ADJOURNMENT